



CITY OF BELL GARDENS

7100 So. Garfield Avenue • Bell Gardens, California 90201
(562) 806-7700

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 13, 2005

Linda J. Nichols
Manager, WFH Program
Division of Housing Policy Development
Department of Housing and Community Development
1800 Third Street, Suite 430
Sacramento, CA 94252-2053

**Subject: Annual Progress Report on Housing Element for Calendar
Year Ended December 2005**

Dear Ms. Nichols:

Enclosed, for your review, is the subject report for the City of Bell Gardens.

Should you have any questions please do not hesitate to contact Marie Cobian,
Assistant Planner, or myself at (562) 806-7700 ext. 732.

Sincerely,

CITY OF BELL GARDENS

Gilbert A. Livas
Director of Community Development

Enclosures

cc: Anda Draghici, Division of Housing Policy Development

CITY OF BELL GARDENS

Calendar Year 2005

Housing Report on Implementation of the Housing Element (in compliance with Government Code Section 65400)

Jurisdiction: City of Bell Gardens
7100 S. Garfield Avenue
Bell Gardens, CA 90201

Contact: Marie Cobian, Assistant Planner
(562) 806-7700 ext. 732
email: m.cobian@bellgardens.org

A. Progress in Meeting Regional Housing Need

1. During the 2005 calendar year, permits were issued for the construction of 88 new residential units.
2. Seventy-one of the units permitted in 2005 are for the new senior housing project and will be affordable to low income seniors. The remaining units will be privately constructed and will serve a range of income categories.
3. Seventy-one units are for low income seniors and seventeen units may serve low to moderate income residents.

B. Effectiveness of the housing element in attainment of the community's housing goals and objectives.

1. Program Implementation
 - *Code Enforcement Program-* The Code Enforcement Program is an ongoing program whose continuous efforts strive to sustain a high degree of building standards throughout the City. During the 2005 calendar year, the program addressed 100% of all complaints and achieved 100% compliance. The program was successful in securing the rehabilitation of deteriorated properties. Additionally, the Code Enforcement staff implemented a community awareness campaign to educate residents on the importance of property maintenance and to provide information on housing improvement programs available to them.

- *Density Increase Program-* This program provides increased density allowances for larger sized parcels. It also promotes homeownership by expanding the maximum permitted density for condominiums.
- *Developer Consultation Program-* City staff continually provides consultation to aid developers in expanding housing opportunities with a goal of providing affordable housing and homeownership opportunities. During the year, four subdivision housing projects have been approved and will provide a total of 28 single-family homes. Eight of the homes will be affordable to low-to moderate income families.
- *Fair Housing Program-* The City contracts with the Fair Housing Foundation of Long Beach to provide a variety of services to Bell Gardens residents. The services include processing complaints of housing discrimination in the City, special assistance to minorities and female head of household and providing counseling in tenant/landlord disputes. Information on the availability of these services is provided at various locations throughout the City. Additionally, the Housing Coordinator within the Community Development Department actively promotes the services, provides referrals and other housing information to the community.
- *First Time Home-Buyer, Home-Ownership(HOP) and Mortgage Credit Certificate Programs-* The City's Housing Coordinator is responsible for administering these programs. The Housing Coordinator advertises the programs and advises residents if they qualify for the programs, as well as assists them through the application process. This service is provided to all interested parties on an ongoing basis.
- *Governmental Constraints Program-* Continuous review of Zoning Ordinance to ensure the information is clear and up-to-date. Information is constantly being disseminated to the community and developers about parcels and zoning regulations, as well as existing federal and state programs to ensure an efficient, trouble-free processing of development projects. In addition, an upcoming Zoning Ordinance revision will lessen a number of development requirements such as setbacks and will allow mixed-uses in certain commercial zones.
- *Multi-Unit Rehabilitation Loan and Rental Rehabilitation Loan Programs-* The City provides information on the availability of these loans to property owners for the rehabilitation of their rental properties. If qualified for the program the Housing Coordinator assists the property owners with the application and monitors each project.
- *Replacement Housing Program-* The City adopted a replacement housing plan designed to replace units removed by redevelopment. This is an ongoing program.

- *Section 8 Rental Program-* The City is under contract with the County of Los Angeles Housing Authority to provide and administer the Section 8 Rental Assistance Program. Currently 26 households receive Section 8 assistance.
- *Single-Family Unit Rehabilitation Loan Program-* This is an ongoing program that provides loans to very low and low income households for the rehabilitation of their units. The goal of the program is to fund up to four qualified units annually.
- *Tax Increment (L&M) Funding Program-* The City is observant of sites that are adequate for the development of affordable housing. Through the use of tax increment funds, the City can acquire and prepare parcels for development of low to moderate income housing. In 2005, tax increment funds were allocated to the development of a 72-unit senior housing project. Additionally, the recently completed Mayans Clara Vista project, which provided nine affordable single-family homes, was constructed with the use of these funds.

2. The City of Bell Gardens Housing Element has provided the framework and avenue to provide increased opportunities for the development of residential units throughout the City. The combined activity of all programs has facilitated the development process and has spurred the interest of the private community in the production of infill residential units. The City has achieved very positive outcomes and has been able to guide development to meet the goals of the City and the community.

C. Progress toward mitigating governmental constraints identified in the housing element.

Many of the constraints that influence the production and rehabilitation of housing units are beyond the City's control and jurisdiction. However, the City has made a conscious effort to minimize constraints resulting from governmental actions. Public constraints, such as land use and development controls, site improvement fees, and development permits, affect the supply, distribution, and cost of housing.

- **Land Use & Development Controls:** The land use controls in the City are not overly-restrictive. The zoning requirements, including setbacks, building height, and coverage, have not discouraged housing development. The City's zoning regulations are much less restrictive than those of other cities in Southern California. The City has been fully developed for a number of years. To accommodate additional residential development, the City completed an inventory of adequate housing development sites to identify underutilized and vacant sites that have a development potential. The inventory indicates that there is a potential of increasing the City's housing stock by 10 percent. In addition, the majority of the City is zoned for higher density residential R-3 with very limited

areas zoned as R-1 and R-2. The upcoming Zoning Ordinance revision will designate a commercial zone in the City as a mixed-use zone to permit residential development, as well as commercial developments on a parcel.

- **Site Improvement Fees:** The City does not derive full compensation for staff hours through filing fees. This policy, whereby fees do not reflect the actual costs of performing services, results in the reduction of front-end expense to developers. The processing time needed to obtain development permits and required approval is often a contributor to the high cost of housing. This is not the case in the City of Bell Gardens. The City's policy is to discourage any backlog of cases and, as a result, City staff processes cases as soon as legally feasible.